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SEP 13 10 17 AM '83
DONNIE R.M.C. SLEY

MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1983, between the Mortgagor, First Carolina Construction Co., Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Four Thousand and No/100 (\$74,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 12, 1984.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land situate, lying and being on the southern side of Cliff Ridge Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 105 on plat entitled "Cliff Ridge Colony", dated December 6, 1982 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9F, at Page 54, and having, according to a more recent survey entitled "Property of First Carolina Construction Co., Inc.", prepared by Arbor Engineering, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Cliff Ridge Drive at the joint front corner of Lots Nos. 105 and 106 and running thence with the line of Lot No. 106, S. 9-16 E. 292.12 feet to an iron pin on the northern side of U. S. Highway 276; thence with the northern side of U. S. Highway 276, S. 88-44 W. 96.54 feet to an iron pin at the joint rear corner of Lots Nos. 104 and 105; thence with the line of Lot No. 104, N. 14-55 W. 270.69 feet to an iron pin on the southern side of Cliff Ridge Drive; thence with the southern side of Cliff Ridge Drive, the chord of which is N. 76-23 E. 122.61 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc., dated August 29, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 177, on September 13, 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C. ON SEP 13 1983 AT 10:17 AM. TAX \$ 29.60

which has the address of Lot 105 Cliff Ridge Drive, Ceasers Head Mountain, SC
(Street) (City)
(State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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